



Fact Sheet
August 2002

Belmont Learning Center



ADDITIONAL ENVIRONMENTAL INVESTIGATION ACTIVITIES

*DTSC is one of six
Boards and
Departments within
the California
Environmental
Protection Agency.
The Department's
mission is to restore,
protect and enhance
the environment,
to ensure public health,
environmental
quality and
economic vitality,
by regulating
hazardous waste,
conducting and
overseeing
cleanups, and
developing
and promoting
pollution prevention.*

State of California



**California
Environmental
Protection Agency**



Introduction

Work at the Belmont Learning Center (Site) has resumed with the goal of completing a thorough environmental investigation of the Site and designing a safe school. The purpose of this fact sheet is to inform you of the upcoming field work at the Site and to invite you to participate in upcoming public participation opportunities.

The project was re-activated in March 2002 by the Los Angeles Board of Education. To complete the project, special legislation (California Assembly Bill 1301) was passed that requires the Los Angeles Unified School District (LAUSD) to complete an environmental investigation, known as a *Remedial Investigation/Feasibility Study* (RI/FS). The RI/FS must be submitted to the State of California, Department of Toxic Substances Control (DTSC) by January 1, 2003. DTSC is a regulatory agency within the California Environmental Protection Agency charged with over seeing investigations and clean-ups of hazardous substances. As a result of new laws, the DTSC, Schools Investigation Unit, in conjunction with the California Department of Education, require a comprehensive environmental review and clean-up, if necessary, of proposed and expanding school sites. Included in this fact sheet is historical information about the proposed school site, the proposed field work, a community survey, a list of contacts, and a glossary of terms.

Site Description/History

The approximate 35-acre Site is located at 1st Street and Beaudry Avenue, just west of the Harbor Freeway near downtown Los Angeles. The surrounding neighborhood consists of a mixture of single- and multiple-family residential buildings, vacant lots, and commercial buildings. Because portions of the Site are located within the boundaries of the Los Angeles Oil Field, naturally occurring crude oil, methane, and hydrogen sulfide exist in the soil and soil gas under the Site. In addition, historical use of a portion of the Site, including a gas station where fuel was stored in underground tanks, may have led to contamination of soils and groundwater in some areas.

LAUSD submitted a partial draft Remedial Investigation Report to DTSC in 1999. The report found methane and hydrogen sulfide gases coming from the oil field beneath the Site. The presence of these underground gases can

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.dtsc.ca.gov.

Project documents upon approval for public review will be available at the following locations:

Belmont Senior High School
Administration Office
1575 W. 2nd St.
Los Angeles, CA 90026
Phone: (213) 250-0244

Department of Toxic Substances Control
Regional Records Office
1011 N. Grandview Avenue
Glendale, CA 91201
Contact: Jone Barrio
Phone: (818) 551-2886
Hours: Monday-Friday 8:00 a.m. – 5:00 p.m.

Echo Park Branch Library
1410 W. Temple Street
Los Angeles, CA 90026
Phone: (213) 250-7808
Hours: Mondays, Wednesdays 10:00 am – 8:00 p.m.
Tuesdays, Thursdays Noon – 8:00 p.m.
Fridays, Saturdays 10:00 a.m.— 6:00 p.m.
Closed Sundays

Los Angeles Unified School District
Office of Environmental Health and Safety
355 South Grand Avenue, Sixth Floor
Los Angeles, CA 90071
Contact: Tom Watson
Phone: (213) 633-8242
Hours: Monday-Friday 8:00 a.m. – 4:30 p.m.

Los Angeles Unified School District Webpage at:
www.laschools.org/belmontlc
(Available 8/23/02)

Los Angeles Unified School District
Office of Communications
333 S. Beaudry Avenue First Floor
Los Angeles, CA 90017
Contact: Susie Solano
Phone: (213) 625-6766
Hours: Monday-Friday 8:00 a.m. – 4:30 p.m.

Mailing List Coupon

To be added to the Belmont Learning Center RI/FS mailing list, please complete this form and send to: Eloy Florez, Department of Toxic Substances Control, 1011 North Grandview Ave., Glendale, CA. 91201.

Name
Address
City, State, Zip
Phone
Affiliations

be dangerous if they are allowed to accumulate under the buildings or migrate inside the buildings. For this reason, work at the Site was halted in 1999 by the Los Angeles Board of Education.

Description of the Upcoming Investigation

The upcoming environmental investigation is scheduled to begin in late August 2002. A supplemental investigation is necessary to gather additional information to develop clean up alternatives and control measures to ensure the school will be safe for operation. The new investigation will include the following:

- Collecting an additional round of groundwater and soil vapor sampling from existing wells and probes across the Site to evaluate any changes in Site conditions since the last investigation in 1999.
- Installing new soil gas and groundwater wells and collecting samples at the 1st Street and Beaudry Avenue area to define the extent of potential residual impacts from former underground storage tanks.
- Evaluating clean-up and control technologies to address both the naturally-occurring and industrial contamination. This may include the use of barriers and pipes under the school grounds to capture the underground gases.
- Evaluating alternative designs for the school to ensure it is safe for operation. This will include a detailed analysis of the technologies

through various treatment studies and demonstration programs. Several engineering tests of the groundwater and soil gas will be performed.

What Happens Next?

Once the data from the environmental investigation is collected and evaluated, an RI/FS Report will be prepared and submitted to DTSC for review and approval. The Report will present possible design and treatment options for the Site. Once DTSC has reviewed and approved the Report, a Remedial Action Plan (RAP) will be prepared to document the preferred design and treatment option. DTSC will then present the RAP for public review and will request input from the public in the decision-making process.

DTSC and LAUSD will continue to inform the community, including hosting a community meeting to discuss the results of the investigation and present the cleanup alternatives being considered for the Site. The public is encouraged to participate in the decision-making process by attending community meetings, sending formal written comment and contacting the department with any questions or concerns. Enclosed is a brief community survey to evaluate community concerns. Please return the community survey by September 3, 2002 to let us know your questions and concerns regarding the environmental process. We look forward to hearing how we can keep the community informed every step of the way.

Belmont Learning Center Tentative Environmental Process Schedule	
Environmental Investigation Activities	Aug 2002 – Sept 2002
Draft RI/FS Report submittal to DTSC	Oct 2002
DTSC Approval of RI/FS Report	Nov 2002
Draft RAP submittal to DTSC	Nov 2002
Public Comment Period on RAP	Dec 2002-Jan 2003
DTSC Approval of Final RAP	Winter or Spring 2003
RAP Implementation	Spring to Fall 2003

Glossary

Hydrogen Sulfide (H₂S). A colorless, flammable, poisonous gas. It has a rotten-egg odor. At the Site, hydrogen sulfide was only detected at 11 of 56 probe cluster test locations. Of these, only four had detections above one part per million. The concentration at which H₂S is immediately dangerous to life and health is 100 parts per million.

Methane. An odorless, colorless, flammable gas that is a major constituent of natural gas. It can seep up through the ground in areas that have shallow petroleum deposits or improperly abandoned oil wells, such as certain areas of the Los Angeles Basin. Methane was detected at all 56 probe cluster locations at the Site, but only 17 locations had levels exceeding 5,000 parts per million.

Petroleum Hydrocarbons.

Compounds associated with gasoline (including benzene, toluene, ethylbenzene and xylenes) detected at the Site in the vicinity of a former service station located at the corner of 1st Street and Beaudry Avenue.

Remedial Action Plan (RAP). A decision-making document approved by DTSC that outlines the proposed alternatives for remediation of the Site based on the findings of the RI/FS.

Remedial Investigation/Feasibility Study (RI/FS). A series of investigations and studies to identify the types and extent of chemicals of concern at the Site and to determine cleanup criteria (Remedial Investigation), and to provide an evaluation of the alternatives for remediating or mitigating any identified soil or groundwater problems (Feasibility Study).

FOR MORE INFORMATION

If you have questions regarding the DTSC investigation please contact:
Eloy Florez, DTSC Public Participation Specialist, (818) 551-2875
Jennifer Jones, DTSC Project Manager, (818) 551-2973
Si desea información en español, comuníquese con el: Sr. Eloy Florez, Especialista en Participación Pública de el DTSC, al (818) 551-2875
LAUSD Contact:
Tom Watson, Project Manager, LAUSD Office of Environmental Health and Safety, (213) 633-8242
Marina Perez, LAUSD Community Outreach Office, (213) 633-3886